

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, MARCH 4, 2025**

Members Present: Peter Vargulich
Gina Lawson
Jeffrey Funke
Colleen Wiese
Dave Rosenberg
Gary Gruber
John Fitzgerald

Members Absent: Laurel Moad
Zachary Ewoldt

Also Present: Ellen Johnson, Planner
Court Reporter

1. Call to order

Chair Vargulich called the meeting to order at 7:00 p.m.

2. Roll Call

Chair Vargulich called the roll. A quorum was present.

3. Pledge of Allegiance

4. Presentation of minutes of the December 3, 2024 meeting of the Plan Commission

Motion was made by Mr. Funke, seconded by Ms. Wiese and unanimously passed by voice vote to approve the minutes of the December 3, 2024 Plan Commission meeting.

**5. The Oaks of St. Charles Lots 7-12 (John Doherty, JMD Properties)
Final Plat of Subdivision**

The attached transcript prepared by Planet Depos Court Reporting is by reference hereby made a part of these minutes.

Motion was made by Ms. Wiese and seconded by Mr. Fitzgerald to recommend approval of a Final Plat of Subdivision for The Oaks of St. Charles Lots 7-12, subject to resolution of staff comments.

Roll call vote:

Ayes: Lawson, Funke, Wiese, Rosenberg, Gruber, Fitzgerald, Vargulich

Nays: None

Absent: Moad, Ewoldt

Motion carried: 7-0

6. Public Comment - None

- 7. Additional Business from Plan Commission Members or Staff - None**
- 8. Weekly Development Report**
- 9. Meeting Announcements**
 - a. Plan Commission
Tuesday, March 18, 2025 at 7:00pm Council Chambers
Tuesday, April 8, 2025 at 7:00pm Council Chambers
Tuesday, April 22, 2025 at 7:00pm Council Chambers
 - b. Planning & Development Committee
Monday, March 10, 2025 at 7:00pm Council Chambers
Monday, April 14, 2025 at 7:00pm Council Chambers
- 10. Adjournment at 7:04 p.m.**



Planet Depos®
We Make It *Happen™*

Transcript of Meeting

Date: March 4, 2025

Case: St. Charles Plan Commission

Planet Depos

Phone: 888.433.3767 | **Email:** transcripts@planetdepos.com

www.planetdepos.com

Michigan #8598 | Nevada #089F | New Mexico #566

1 BEFORE THE ST. CHARLES PLAN COMMISSION

2
3
4
5
6
7 MEETING

8 St. Charles, Illinois

9 Tuesday, March 4, 2025

10 6:59 PM

11
12
13
14
15
16
17
18
19
20
21
22 Job No.: 564166

23 Pages: 1 - 12

24 Recorded By: Lawrence Wallace

Transcript of Meeting
Conducted on March 4, 2025

2

1 Meeting, held at the location of:

2

3

4

5

6

7

8

9

10

11 CITY OF ST. CHARLES

12 2 East Main Street

13 St. Charles, Illinois 60174

14

15

16

17

18

19

20

21

22 Pursuant to agreement, before Lawrence

23 Wallace, Notary Public in and for the State of

24 Illinois.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

A P P E A R A N C E S

PETER VARGULICH, CHAIRMAN

MEMBERS

GINA LAWSON

JEFF FUNKE

COLLEEN WIESE

DAVID ROSENBERG

GARY GRUBER

JOHN FITZGERALD

PLANNING

ELLEN JOHNSON

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

C O N T E N T S

MOTIONS	PAGE
Item 4	6
Item 5	8

E X H I B I T S
(None marked.)

Transcript of Meeting
Conducted on March 4, 2025

5

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

P R O C E E D I N G S

CHAIRMAN VARGULICH: All right. I think we're ready. Call to order. Meeting of the Plan Commission is called to order at 7:00 p.m. Roll call. Laurel Moad. Gina Lawson.

MS. LAWSON: Present.

CHAIRMAN VARGULICH: Jeff Funke.

MR. FUNKE: Here.

CHAIRMAN VARGULICH: Colleen Wiese.

MS. WIESE: Here.

CHAIRMAN VARGULICH: Zach Ewoldt. Dave Rosenberg.

MR. ROSENBERG: Here.

CHAIRMAN VARGULICH: Gary Gruber.

MR. GRUBER: Here.

CHAIRMAN VARGULICH: John Fitzgerald.

MR. FITZGERALD: Here.

CHAIRMAN VARGULICH: Excellent. Pledge of Allegiance, please.

GROUP: I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation under God indivisible, with liberty and justice for all.

CHAIRMAN VARGULICH: Thank you.

Transcript of Meeting
Conducted on March 4, 2025

6

1 Item 4, presentation of the
2 meeting minutes from our, excuse me, December 3rd,
3 2024, meeting. Is there a motion to approve?

4 MR. FUNKE: I'll make the motion.

5 MS. WIESE: Second.

6 CHAIRMAN VARGULICH: Second? All those
7 in favor? Aye.

8 GROUP: Aye.

9 CHAIRMAN VARGULICH: Opposed? Motion
10 passes.

11 Item 5, the Oaks of St. Charles,
12 Lots 7 through 12. This is an application for a
13 final plat of subdivision submitted by John --
14 John Doherty of JMD Properties. This is not a
15 public hearing.

16 And we'll begin with our staff
17 summary. Helen?

18 MS. JOHNSON: All right. The subject
19 property is Lots 7 through 12 in the Oaks of St.
20 Charles townhome community located off Roosevelt
21 Street near Route 31. Last August, you'll recall,
22 the City approved a PD preliminary plan and
23 preliminary plat for this project to construct the
24 six town homes in two buildings. Now, final plat

1 of subdivision approval is required and the
2 projects under building permit review as well.
3 And so proposed is replating of the existing six
4 individual lots into one single lot. Replating is
5 necessary because the proposed units differ in
6 width than the existing lot lines. So then the
7 developer intends to parcelize, tax parcel each --
8 for each unit, separate tax parcel, after the plat
9 is recorded.

10 Staff has requested the applicant
11 provide a letter from the HOA, the Oaks HOA,
12 regarding maintenance responsibility of a new
13 storm sewer that's needed for the new buildings.
14 And the applicant has intended they -- that they
15 will do so. There are no other outstanding staff
16 comments, and staff recommends approval.

17 CHAIRMAN VARGULICH: Okay. Any
18 questions or comments from Plan Commissioners?

19 I -- I just have one comment.
20 First of all, I like this project. I liked it
21 before, I still like it. And I would just
22 recommend that they remove tree number 44. It's a
23 mulberry. It's invasive. And it'd be nice not to
24 see more of them. So other than that --

Transcript of Meeting
Conducted on March 4, 2025

8

1 MS. JOHNSON: Okay.

2 CHAIRMAN VARGULICH: -- leave it up to
3 them, but I would ask that.

4 Any motion on this project, please?

5 MS. WIESE: I'll make a motion to
6 approve the Oaks of St. Charles Lots 7 through 12,
7 John Doherty, JMD Properties, for the final plat
8 of subdivision, subject to staff comments.

9 CHAIRMAN VARGULICH: Yes. Is there a
10 second?

11 MR. FITZGERALD: Second.

12 MR. GRUBER: Second.

13 CHAIRMAN VARGULICH: All right. We
14 have a motion and a second. And the motion is to
15 approve the final application submitted by John
16 Doherty, JMD, for plat of subdivision.

17 Roll call. Gina Lawson.

18 MS. LAWSON: Aye.

19 CHAIRMAN VARGULICH: Jeff Funke.

20 MR. FUNKE: Yes.

21 CHAIRMAN VARGULICH: Colleen Wiese.

22 MS. WIESE: Yes.

23 CHAIRMAN VARGULICH: John Fitzgerald.

24 MR. FITZGERALD: Yes.

Transcript of Meeting
Conducted on March 4, 2025

9

1 CHAIRMAN VARGULICH: Gary Gruber.

2 MR. GRUBER: Yes.

3 CHAIRMAN VARGULICH: Dave Rosenberg.

4 MR. ROSENBERG: Yes.

5 CHAIRMAN VARGULICH: Myself. Yes. All

6 right. That concludes Item 5. Public comment?

7 Sir, you're our only public. Any comment?

8 UNIDENTIFIED SPEAKER: No, I'm good.

9 CHAIRMAN VARGULICH: You're good? All

10 right. Fair enough. Helen, will we have a -- a

11 meeting later this month?

12 MS. JOHNSON: Potentially, but probably

13 not.

14 CHAIRMAN VARGULICH: Okay. Mark the

15 calendars accordingly.

16 MS. JOHNSON: I'll let you know.

17 CHAIRMAN VARGULICH: Okay. All right.

18 Is there a motion to adjourn?

19 MS. LAWSON: So moved.

20 MR. ROSENBERG: Second.

21 MR. FITZGERALD: And second.

22 CHAIRMAN VARGULICH: Motion and a

23 second. All those in favor?

24 GROUP: Aye.

Transcript of Meeting
Conducted on March 4, 2025

10

1 CHAIRMAN VARGULICH: Aye. St. Charles
2 Plan Commission finished, 7:04. Thank you.

3 (OFF THE RECORD AT 7:04 PM)
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC

I, LAWRENCE WALLACE, the officer
before whom the foregoing proceedings were
taken, do hereby certify that any witness(es) in
the foregoing proceedings were fully sworn;
that the proceedings were recorded by me and
thereafter reduced to typewriting by a
qualified transcriptionist; that said digital
audio recording of said proceedings are a
true and accurate record to the best of my
knowledge, skills, and ability; and that I am
neither counsel for, related to, nor employed
by any of the parties to this case and have
no interest, financial or otherwise, in its
outcome.



LAWRENCE WALLACE

NOTARY PUBLIC FOR THE STATE OF ILLINOIS

March 11, 2025

CERTIFICATE OF TRANSCRIBER

I, Maliq Smith, do hereby certify
that this transcript was prepared from the digital
audio recording of the foregoing proceeding; that
said proceedings were reduced to typewriting under
my supervision; that said transcript is a true and
accurate record of the proceedings to the best of
my knowledge, skills, and ability; and that I am
neither counsel for, related to, nor employed by
any of the parties to the case and have no
interest, financial or otherwise, in its outcome.



Maliq Smith
Planet Depos, LLC
March 11, 2025